

2009SP-027-003

BL2010-771 / HARRISON

25TH & CLARKSVILLE (AMENDMENT #1)

Map 081-06, Parcel(s) 486

Council District 02 (Frank R. Harrison)

Staff Reviewer: Brian Sexton

A request to amend the SP District (adopted with Council Bill BL2009-590) for the previously approved 25th & Clarksville Specific Plan District, located at 2400 Clarksville Pike, between 24th Avenue North and 25th Avenue North (2.39 acres), to amend the condition pertaining to the wall-mounted signs, requested by Moran Foods, Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST - Amend wall mounted building sign condition.

Amend SP A request to amend the Specific Plan district (adopted with Council Bill BL2009-590) for the previously approved 25th & Clarksville Specific Plan District, located at 2400 Clarksville Pike, between 24th Avenue North and 25th Avenue North (2.39 acres), to amend the condition pertaining to wall-mounted building signs.

Existing Zoning

SP-C District -Specific Plan-Commercial is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes commercial uses.

CRITICAL PLANNING GOALS N/A

PLAN DETAILS The 25th & Clarksville SP was approved by Metro Council on January 19, 2010. The approved plan includes a one-story grocery store. A condition of approval limited the size of wall mounted building signs to 48 square feet. The proposed amendment would increase sign area and permit two wall mounted building signs with a maximum sign area of 126.75 square feet each. The proposed increase will provide for signage that is more appropriate in size in relation to the size of the building. This amendment will not relieve the applicant of the requirements to meet all other conditions of approval of the SP.

STAFF RECOMMENDATION Staff recommends that the request be approved with the condition below. All other conditions of the approved SP remain in place.

CONDITIONS

1. All original conditions of approval, with the exception of those related to wall mounted signs, shall be met.
2. Permitted signs include wall mounted signs with a maximum sign area of 130 square feet. Signs shall not be back-lit but may be spotlighted, or externally-lit. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.

Approved with Conditions (7-0), Consent Agenda

Resolution No. RS2010-145

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-027-003 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

1. All original conditions of approval, with the exception of those related to wall mounted signs, shall be met.
2. Permitted signs include wall mounted signs with a maximum sign area of 130 square feet. Signs

shall not be back-lit but may be spotlighted, or externally-lit. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.

The proposed amendment to the SP involves the allowed signage and does not conflict with the properties land use policy.”